



COUNTY OF SANTA CRUZ
OFFICE OF THE TREASURER-TAX COLLECTOR
RICHARD W. BEDAL - TREASURER-TAX COLLECTOR
DEBORAH LAUCHNER - ASSISTANT TREASURER-TAX COLLECTOR

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TAX COLLECTOR DIVISION TELEPHONE (831)454-2510 TDD (831) 454-2123
OFFICE: 701 OCEAN STREET, ROOM 150, SANTA CRUZ CA 95060
MAIL: POST OFFICE Box 1817, SANTA CRUZ CA 95061

February 9, 1999

AGENDA: February 23, 1999

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, Ca. 95060

Re: AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY

Dear Members of the Board,

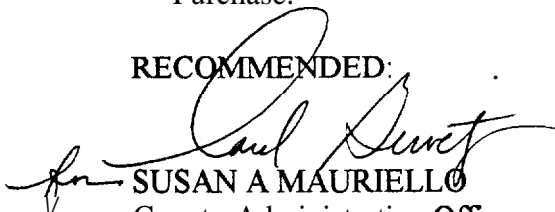
Pursuant to state law taxing agencies may object to the Tax Collector's sale of parcels and then purchase the parcels by agreement. The City of Watsonville has filed a Notice of Objection to the Tax Collector's sale and an Agreement to Purchase Parcel No. 016-172-55. Attached are the following documents:

1. Cover letter from the Housing & Economic Development Director.
2. Certified copy of the City of Watsonville's Resolution No. 4-99 Objecting to the sale of Parcel 016-172-55
3. Six copies of the agreement to purchase the parcel signed by the City of Watsonville.

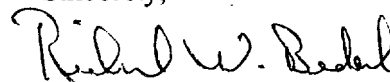
THEREFORE, IT IS RECOMMENDED, that the Santa Cruz County Board of Supervisors take the following action:

Approve the attached Agreement to Purchase Tax Defaulted Property and authorize the Chair of the Board of Supervisors to execute the attached six copies of the Agreement to Purchase.

RECOMMENDED:

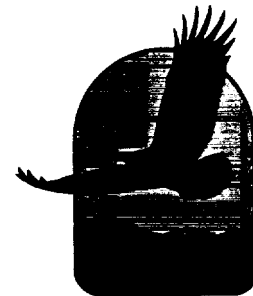

for SUSAN A MAURIELLO
County Administrative Officer

Sincerely,


Richard W Bedal
Treasurer-Tax Collector

WATSONVILLE
Redevelopment Agency

215 Union Street, Second Floor
P.O. Box 50000
Watsonville, California 95077-5000
Telephone 408 728-6014



February 8, 1999

HAND DELIVERED

County of Santa Cruz
Richard Bedal, Treasurer-Tax Collector
70 1 Ocean Street, Room 150
Santa Cruz, California 95060

Enclosed are the following items regarding the tax sale of 1160 Main Street,
Watsonville, California, APN 0 16- 172-55:

1. Six copies of the Agreement to Purchase (all with original signatures as requested)
2. Certified copy of Resolution No. 4-99 (RA) Objecting to the Sales of Tax Defaulted Property.
3. City Check No. 071174 in the amount of \$40,000.

The proposed public use of this property will be for the provision of affordable housing.

If anything else is needed, please call me at (83 1) 763-4130.

Sincerely,

Janet Davison

Janet Davison
Housing & Economic Development Director

Enc.

RESOLUTION NO. 4-99 (RA)

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF WATSONVILLE OBJECTING TO THE SALE OF TAX DEFAULTED PROPERTY DESIGNATED AS APN 016-I 72-55 (1160 MAIN STREET, WATSONVILLE, CALIFORNIA); REQUESTING THE COUNTY BOARD OF SUPERVISORS AND COUNTY TAX COLLECTOR TO PURCHASE THE PROPERTY; AND AUTHORIZING AND DIRECTING THE EXECUTIVE DIRECTOR TO EXECUTE THE PURCHASE TAX DEFAULTED PROPERTY AGREEMENT

WHEREAS, the Board of Supervisors of the County of Santa Cruz and its Tax Collector intend on selling certain property located within the Redevelopment Agency of the City of Watsonville that has become tax-defaulted and is identified as APN 016-I 72-55 (1160 Main Street, Watsonville, California) (the "Property"); and

WHEREAS, the Redevelopment Agency of the City of Watsonville objects to the sale of the Property and is applying in writing by way of this resolution to the Santa Cruz County Board of Supervisors and the Santa Cruz County Tax Collector to purchase the property in accordance with an agreement, the form which is on file in the Office of the City Clerk and identified as "Agreement to Purchase Tax Defaulted Property" at the price for \$40,000, which includes the cost of advertising.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

That the Executive Director be and he is hereby authorized to send a copy of this resolution to the Board of Supervisors and to Tax Collector Richard W. Bedal,

Reso No. 4-99 (RA)
L:\COUNCIL\MEET0126.99\1160MAIN.RSO
12:13 pm 1/28/99

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STATE OF CALIFORNIA
COUNTY OF SANTA CAUZ

I, LORRAINE WASHINGTON, SECRETARY OF THE REDEVELOPMENT AGENCY, CITY OF WATSONVILLE, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE ATTACHED RESOLUTION NO. 4-99 (RA) IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF SAID RESOLUTION AS IT APPEARS UPON THE OFFICIAL RECORDS OF SAID REDEVELOPMENT AGENCY OF THE CITY OF WATSONVILLE.

DATED: 2/8/99

Lorraine Washington
SECRETARY, REDEVELOPMENT AGENCY
CITY OF WATSONVILLE

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registering the objection of the Redevelopment Agency to the sale of APN 016-I 72-55 and to apply to the Board of Supervisors and the Tax Collector to purchase the Property at the price established by the Board of Supervisors as set forth in the "Agreement to Purchase Tax Defaulted Property," a copy of which is on file in the Office of the City Clerk.

BE IT FURTHER RESOLVED, that the Executive Director be and he is hereby authorized and directed to execute the Agreement to Purchase Tax Defaulted Property for and on behalf of the Redevelopment Agency of the City of Watsonville.

BE IT FURTHER RESOLVED, that the Executive Director be and he is hereby authorized to provide a check to the County of Santa Cruz for the purchase price and the funds for said amount shall be appropriated therefor.

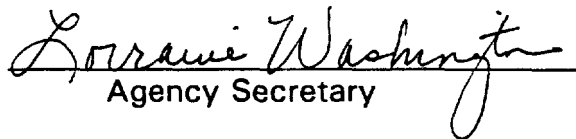
The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Watsonville, held on the 26th day of Bo January, 1999, by Agency Member _____ who moved its adoption, which motion being duly seconded by Agency Member Alcala upon roll call carried and the resolution adopted by the following vote:

AYES:	AGENCY MEMBERS:	Alcala, Carter, Doering-Nielsen, Gomez, Phares, Bobeda, Rios
NOES:	AGENCY MEMBERS:	None
ABSENT:	AGENCY MEMBERS:	None



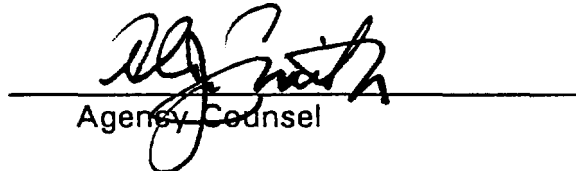
Oscar Rios, Chairman

ATTEST:



Lorraine Washington
Agency Secretary

APPROVED AS TO FORM:



Agency Counsel

This agreement is made this _____ day of _____, 1999 by and between the Board of Supervisors of the County of Santa Cruz, State of California, and the Redevelopment Agency of the City of Watsonville ("PURCHASER"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said County, hereinafter set forth and described in Exhibit "A," attached hereto and made a part hereof, is tax defaulted and is subject to the power of sale by the Tax Collector of said County for the non-payment of taxes, pursuant to provisions of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER; and
2. That the PURCHASER agrees to pay the actual costs not to exceed \$40,000 (Forty Thousand Dollars), which includes advertising costs, for the real property described in Exhibit "A" within fifty (50) days after the date this agreement becomes effective. Upon payment of said sum to the Tax Collector, the Tax Collector shall execute and deliver a deed conveying title to said property to PURCHASER.

This agreement shall be null and void if all or any portion of the real property is redeemed prior to the effective date of this Agreement. This Agreement shall also

become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with terms and conditions of this Agreement. Time is of the essence.

The undersigned hereby agree to the terms and conditions of this Agreement and are duly authorized to sign for said agencies.

ATTEST:

[Signature]
(PURCHASER)
Executive Director

By: _____
Chair, Board of Supervisors
County of Santa Cruz

ATTEST:

[Signature]
Agency Secretary
City of Watsonville

ATTEST:

Clerk of the Board of Supervisors
County of Santa Cruz

This Agreement was submitted to me before execution by the Board of Supervisors and I have compared the same with the records of Santa Cruz County relating to the real property described therein.

[Signature]
Santa Cruz County
Tax Collector

Pursuant to the Provisions of the Sections 3775 and 3795 of the Revenue and Taxation Code, the controller agrees to the selling price hereinafter set forth and approves the foregoing agreement the _____ day of _____, 1999.

State Controller

By: _____
Assistant Deputy State Controller